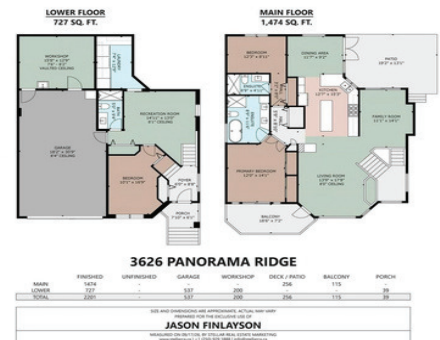




**PEMBERTON
HOLMES** REAL ESTATE
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Absolutely Move In Ready



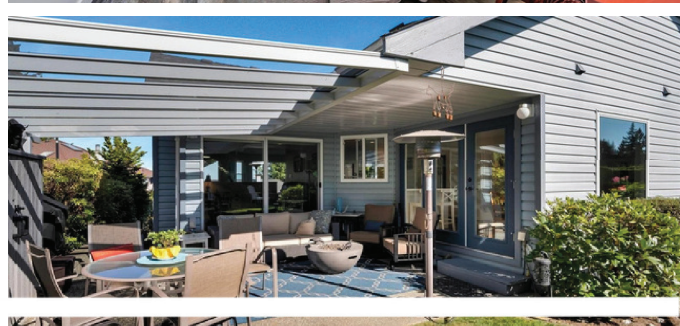
3626 Panorama Ridge
\$1,085,000

Attention to detail shows....

Island life at its best! The south-east-facing front patio delivers ocean views with your morning coffee, while the private backyard is a true entertainer's retreat—glass canopy overhead, two gas hookups for the BBQ, fire table & heater, and furniture stays dry year-round. Flexible dining/TV den adapts to how you live. Oversized garage fits 2 vehicles, golf cart & motorcycle, plus a man cave with EV hookup and endless storage. Fully renovated top to bottom 5 years ago: 2 beds up (one with Murphy bed) + 1 down; 2 baths up (5-pc ensuite, 3-pc guest) + 3-pc down. Ducted heat pump, on-demand hot water, 3-way gas fireplace & all-new windows. Set in sought-after Arbutus Ridge—Vancouver Island's premier gated golf community with 24/7 security, an oceanside 18-hole course, pool & tennis. This is the West Coast lifestyle you've been dreaming of.

FEATURES

Area	Malahat & Area
Bedrooms	3
Bathrooms	3
Lot Size	5783.00 Sqft
Floor Space	2201 Sqft
Age	1991
Taxes	\$5,346 (2025)
MLS#	1050328
Parking	Garage Double



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3626 Panorama Ridge

Features of this home

1-East facing new front patio, with Ocean view deck

2-West private back yard with glass canopy allowing all the natural light, with two natural gas hook ups for BBQ, fire table & tower gas heater. Covered glass patio allows all furniture to stay dry in any season.

3-Dining room/TV den rooms are interchangeable

4-Oversized garage holds two vehicles, golf cart & motorcycle with Man cave behind holding a ton of storage with EV hookup

5-Top to bottom full reno 5 years ago.

2 bedrooms up, one with murphy bed

1 bedroom down

2 bathrooms up, ensuite is 5 piece, guest bath is 3 piece

1 bathroom down is 3 piece

upgrades include:

- DUCTED heat pump system
- Hot water on demand
- Three way gas fireplace
- All windows are new